

NOTICE OF INTENT (NOI) TO ADOPT A MITIGATED NEGATIVE DECLARATION INITIAL STUDY FOR 92,000 S.F. CANNABIS CULTIVATION AND MANUFACTURING FACILITY, HEREBY KNOWN AS “PROJECT”, WHICH IS LOCATED WESTERLY OF MITCHELL BOULEVARD AND SOUTHERLY OF LINDERBERGH BOULEVARD ON 5-ACRES (APNs: 216-010-30 & 216-010-14)

The proposed project (“Project”) encompasses approximately 5-acres of vacant land located within the City of California City. More specifically, the property is located adjacent to, and easterly of Mitchell Blvd. and southerly of Willow Ave., which is generally considered the central-westerly portion of California City, about 1.3-miles, southerly of California City Blvd. The Project is generally surrounded by industrial and manufacturing development (M-1 and M-2 zoning) to the north, south, and east. The Project is boarded by Open Space zoning (O/RA) to the west which is primarily vacant. The Project is identified by Assessor’s Parcel Numbers (APNs): 216-010-30 & 216-010-14. The Project site is zoned Light Industrial Zoning District (M-1) and carries a General Plan Land Use Designation consistent with General Plan Land policy 1.2.

The Project proposes approximately 92,000 square feet (sf) of commercial cannabis cultivation that is contained within a maximum of ten (10) pre-fabricated metal industrial buildings, eight (8) of which consists of approximately 10,000 SF each, and two (2) buildings consisting of approximately 6,000 SF. The Project also incorporates one (1), 500 SF office and guard structure.

The Project site plan also incorporates one (1) retention basin that encompass approximately 3,800 sf (approximately 2%) of the Project site. The Project will be developed in one phase, which will include the frontage improvements and the construction of a commercial driveway approach along Mitchell Blvd. The Project proponent shall also provide all-weather site access for emergency/fire/police access within an internal driveway that provides circulation around the entire site plan. The Project also incorporates 18 parking spaces (including those available for persons with disabilities), storage facilities, and associated ancillary cannabis manufacturing facilities.

The Project anticipates the use of subsurface sewage disposal as well as use of groundwater through the utilization of a variety of well pumps. The Project anticipates being served through the use of on-site generators which are CARB certified and will operate continuously until the extension of transmission infrastructure is available to the City by the current electricity provider, Southern California Edison (SCE).

**The Public Review and Comment Period shall commence on
April 19, 2021 and conclude on May 18, 2021**

NOTICE IS FURTHER GIVEN that city staff has prepared an Initial Study, pursuant to CEQA Guidelines 15063, which resulted in a Mitigated Negative Declaration (MND). As such, this project meets California Environmental Quality Act (CEQA), the CEQA guidelines, and the City’s environmental procedures, and has determined that no significant impact to the environment will occur through the incorporation of mitigation measures set forth in the Initial Study and MND.

PERSONS WISHING TO BE HEARD on this matter are encouraged to submit their comments in writing to the undersigned on or before the close of business on April 8, 2021. Questions may be directed to a member of the Planning Division Staff at (760) 338-1377 or via email at planning@californiacity-ca.gov